

*MTC 93336*

**AFTER RECORDING RETURN TO:**

Robert R. Sandberg  
138520 Rhododendron Street  
Gilchrist, OR 97737

**2012-011278**

**Klamath County, Oregon**

10/10/2012 03:41:54 PM

Fee: \$52.00

**UNTIL A CHANGE IS REQUESTED  
ALL TAX STATEMENTS SHALL BE  
SENT TO THE FOLLOWING ADDRESS:**  
Same as above

**Filed for Record at Request of: Pinnacle Northwest Escrow, LLC**

**Escrow Number: 12112686**

**Title Number: 0093336 \*\*AmeriTitle\*\***

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**Special Warranty Deed**

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Property Address: 138520 Rhododendron Street, Gilchrist, OR 97737

Tax Account No.: 2409-019AD-01700-000 / Key No.: 881561 / Code No.: 048

**WELLS FARGO BANK MINESOTA, NATIONAL ASSOCIATION AS TRUSTEE FOR FIRST  
FRANKLIN MORTGAGE LOAN TRUST 2002-FF4 ASSET BACKED CERTIFICATES, SERIES  
2002-FF4, GRANTOR**, whose address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite  
100, West Palm Beach, FL 33409,

for and in consideration of **\$29,800.00**, in hand paid, conveys and specially warrants to

**Robert R. Sandberg,**

**GRANTEE**, whose address is 138520 Rhododendron Street, Gilchrist, OR 97737,

the following described real property free and clear of encumbrances and claims created or suffered by the grantor or by any predecessor in interest to grantor as beneficiary, assignee, or nominee, or the trustee or successor trustee under certain trust deed recorded in Klamath County, Instrument No. M02-65994, except as specifically set forth below, situated in the County of **Klamath**, State of **Oregon**, to wit:

**Lot 129, TRACT 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

SUBJECT TO: (1) Any and all property taxes (including any assessments collected with taxes), in an undetermined amount, which are or shall be a lien but are not yet payable, and which shall be levied by the State and/or County for the next taxable or fiscal year; (2) Any and all items listed on the pages attached hereto, disclosed of the public record, or listed on a commitment of title, including without limitation any agreements, conditions, covenants, declarations, easements, notices, rights, reservations, and/or restrictions which are incorporated herein as if fully set forth.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

*52 AMT*


SPECIAL WARRANTY DEED page 2

Property Address: **138520 Rhododendron Street, Gilchrist, OR 97737**

Tax Account No.: **2409-019AD-01700-000** / Key No.: **881561** / Code No.: **048**

THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

GRANTOR:

 **Richard Work** **Contract Management Coordinator**  
**WELLS FARGO BANK MINESOTA, NATIONAL ASSOCIATION AS TRUSTEE FOR**  
**FIRST FRANKLIN MORTGAGE LOAN TRUST 2002-FF4 ASSET BACKED**  
**CERTIFICATES, SERIES 2002-FF4, by Ocwen Loan Servicing, LLC as Attorney-in-Fact**

Dated: 9/27/12

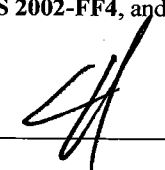
STATE OF Florida }  
COUNTY OF Palm Beach } SS:

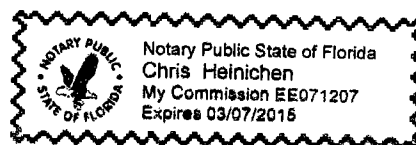
On this, the 27 day of SEP, 2012,

I certify that I know or have satisfactory evidence that **Richard Work** is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

And that he/she is the **Contract Management Coordinator** of Ocwen Loan Servicing, LLC, as Attorney in Fact on behalf of said **WELLS FARGO BANK MINESOTA, NATIONAL ASSOCIATION AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2002-FF4 ASSET BACKED CERTIFICATES, SERIES 2002-FF4**, and is authorized to sign on its behalf.

Dated: 9/27/12

  
Notary Public in and for the State of Florida  
Residing at Palm Beach  
My appointment expires: 3/7/15



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## EXHIBIT 'A'

Covenants, conditions, restrictions and easements as contained in Declaration of plat of Tract 1318 Gilchrist Townsite, as follows:

1. Abutter's rights to Highway 97 are hereby relinquished for Lots 1, 2, 85 and 88-92 (no access).
  2. Shared driveway easements as shown on annexed plat.
  3. Blanket easement to the Ernst Brothers LLC for the purpose of operation, maintenance and expansion of the existing water and sanitary sewer systems for and within the subdivision.
  4. Right of Way for ditches or canals given to the United States of America, as recorded in Volume 32, Pages 619 and 620 and Volume 34, page 24.
  5. Right of Way to the Pacific Telephone and Telegraph Company as recorded in Volume 85, Page 216, and in Volume 87, Page 634.  
(7 Continued)
  6. Agreement with Shevlin-Hixon Company, as recorded in Volume 159, Page 300; Volume 245, Page 590; Volume 253, Page 222 and Volume M-87, Page 2089.
  7. Access restrictions to State of Oregon, by and through its State Highway Commission, as recorded in Volume 253, Page 525; Volume M68, Page 2582, and Volume M75, Page 3979.
  8. Beam path easement to the United States of America as recorded in Volume 298, Page 271.
  9. Right of Way to Pacific Gas Transmission Company as recorded in Volume 323, Page 601; Volume 333, Page 472; Volume 336, Page 253; and Volume M79, Page 1285.
  10. Easement to Cascade Natural Gas Company as recorded in Volume 340, Pages 221 and 224.
  11. Grant of Easement to Pacific Northwest Bell Telephone Company as recorded in Volume M72, Page 8484.
  12. Indenture of access to the State of Oregon, Department of Transportation, Highway Division as recorded in Volume M-75, Page 3979.
  13. Easement for a public bikeway and walkway to the State of Oregon, Department of Transportation, Highway Division as recorded in Volume M-79, Page 26327.
  14. Easement to Cascade Natural Gas Company as recorded in Volume M-88, Page 9373.
  15. Agreement with Country Cable Vision, LTD as recorded in Volume M-91, Page 18726.
  16. Water Rights appurtenant to this land are for domestic and municipal uses and are reserved by the Ernst Brothers LLC. Certificate Numbers U-112, Volume 11, Page 12508; U-116, Volume 11, Page 13433; U-360, Volume 17, Page 24582, Oregon State Record of Water Right certificates.
  17. Communications line right-of-way easement with Telephone Utilities of Eastern Oregon, Inc. dba PTI Communications as recorded in Volume M96, Page 25105.
- Easement to Midstate Electric Cooperative Inc. for the purpose of operation and maintenance of existing power service for and within the subdivision as follows: Primary overhead distribution (69Kv-115Kv): 10 feet wide or 5 feet on each side of centerline; secondary overhead distribution (110v-480v): 10 feet wide or 5 feet on each side of center line; secondary underground distribution (110v-480v): 10 feet wide or 5 feet on each side of center line; support guy wires: 10 feet wide or 5 feet on each side of center line.

Covenants, conditions and restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, subject to the terms and provisions thereof.

Dated: November 21, 1996

Recorded: November 27, 1996

Volume: M96, page 37354, Microfilm Records of Klamath County, Oregon

Said covenants, conditions and restrictions contain among other things provisions for levies and assessments of the Gilchrist Homeowner's Association.

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**EXHIBIT 'A' continued**

**Blanket easement to the Ernst Brothers LLC for the purpose of operation, maintenance and expansion of the existing water and sanitary sewer systems for and within the subdivision.**

**Assigned to: Wayne G. Ernst, Jan K. Houck, William L. Ernst and John S. Ernst**

**Dated: October 21, 1998**

**Recorded: September 24, 1999**

**Volume: M99, page 38075, Microfilm Records of Klamath County, Oregon.**

**And**

**Volume: M99, page 30878, Microfilm Records of Klamath County, Oregon.**

**And further Assigned to: Gilchrist Water company, LLC**

**Dated: October 21, 1998**

**Recorded: October 5, 1999**

**Volume: M99, page 39660, Microfilm Records of Klamath County, Oregon.**

**And**

**Volume: M99, page 39664, Microfilm Records of Klamath County, Oregon.**

**Driveway Easement created by instrument, subject to the terms and provisions thereof,**

**Recorded: August 16, 2000**

**Volume: M00, page 30824, Microfilm Records of Klamath County, Oregon**

**Between: Ernst Brothers, LLC, an Oregon limited liability company (Lot 130) C&H Denison, Inc., an Oregon corporation (Lot 129)**

**Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey.**